



100 Crescent Road, Rhyl, LL18 1LY

£210,000

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EPC - E45

Council Tax Band - C

Tenure - Freehold

Crescent Road, Rhyl

8 Bedrooms - House

This mid terraced house affords the entrance porch, hallway, lounge with access to the dining room, rear sitting room, extended spacious kitchen with access to a utility room and ground floor shower room. On the upper floor there is the landing, toilet facility plus four bedrooms, one with en-suite and on the upper level there is four further bedrooms, bathroom and stairs to the loft room. Having many features, this family home also benefits from double glazing, gas central heating, enclosed front garden and small rear yard. EPC is E45. Freehold. Council tax band C.



Accommodation

Glazed front door giving access into the porch

Entrance Porch

Feature decorative tiled flooring and glazed door leading into the hallway

Hallway

Having a radiator, stripped floorboards, under stairs storage cupboard, stairs to the first floor and door off:

Lounge

13'9" x 13'6" (4.20 x 4.12)

Decorative ceiling, radiator, T.v connection, fire surround, double glazed bay window to the front and open plan access to the dining room.

Dining Room

13'5" x 12'8" (4.09 x 3.88)

Having the continuation of the stripped floorboards, radiator and door that gives access to the rear garden.

Sitting Room

17'5" x 11'3" (5.32 x 3.44)

This room has double glazed sliding doors to the side, radiator, brick fireplace with log burner and door leading into the kitchen.

Kitchen

20'9" x 11'9" (6.35 x 3.60)

This extended and spacious kitchen is fitted with wall, base and drawer units, solid block worktop surfaces, breakfast bar, space for a range style cooker, space for a fridge freezer, plumbing for a dishwasher, single drainer sink with mixer tap, double glazed side window, inset spot lights, laminate flooring, double glazed French doors to the rear garden, storage cupboard housing the boiler and door to the utility room.

Utility Room

10'7" x 6'5" (3.24 x 1.97)

Having plumbing for a washing machine, base units with worktop over, tiled flooring and double glazed side window. Door to the ground floor shower & toilet.

Ground Floor Shower & Toilet

10'7" x 5'4" (3.24 x 1.65)

Comprising of a pedestal wash hand basin, toilet, walk in shower with fixed glass shower screen, heated towel rail, extractor fan, spot lights, floor tiles and double glazed side window.

First Floor Landing

Split level landing with radiator and staircase to the second floor accommodation



Bedroom 1

16'4" x 11'7" (4.99 x 3.55)

Having a radiator and double glazed bay window to the front.

Bedroom 2

13'5" x 12'9" (4.09 x 3.91)

Having stripped floorboards, fire surround, radiator and double glazed rear window.

Separate Toilet

Comprising of wash hand basin, toilet, radiator and double glazed side window.

Bedroom 3

12'1" x 11'4" (3.70 x 3.47)

Having stripped floorboards, radiator, fire surround, double glazed side window and door to a spacious en-suite shower room.

En-Suite Shower Room

11'5" x 8'9" (3.49 x 2.67)

Comprising of a modern walk in shower with fixed glass shower screen, pedestal wash hand basin, toilet, heated towel rail and double glazed rear window.

Bedroom 4

9'4" x 6'11" (2.86 x 2.11)

With radiator and double glazed front window.

Second Floor Landing

Split level landing with velux roof light, loft hatch and radiator. Open tread stairs to the loft room.

Bathroom

7'7" x 4'11" (2.32 x 1.50)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, extractor fan, radiator and double glazed side window.

Bedroom 5

13'8" x 11'6" (4.17 x 3.52)

Having a radiator, fire surround and double glazed front window.

Bedroom 6

13'3" x 12'10" (4.06 x 3.92)

With decorative fire surround, radiator, double glazed rear window. Door to a former en-suite.

En- Suite

Having the plumbing disconnected, this still has a toilet and shower enclosure.

Bedroom 7

11'6" x 10'7" (3.53 x 3.23)

Having a radiator, built in mirrored wardrobes and double glazed rear window.

Bedroom 8

10'2" x 6'11" (3.12 x 2.11)

This room has a radiator and double glazed front window.

Loft Room

14'11" x 8'5" (4.55 x 2.59)

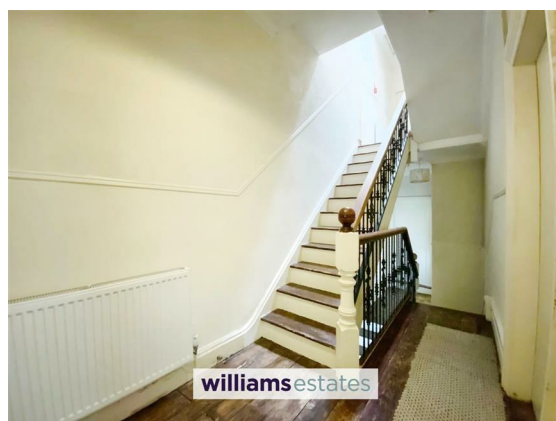
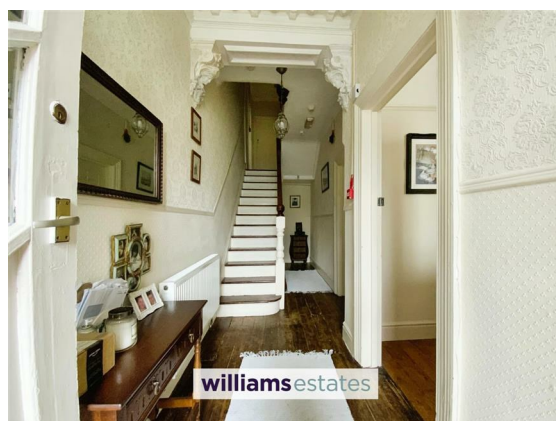
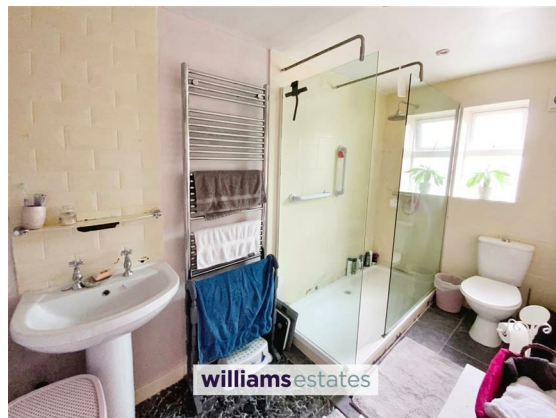
With two velux windows.

Outside

Small front garden and rear yard.

Directions

Proceed onto Wellington Road and head toward Kinmel Bay. At the lights turn right onto Vaughan Street & Abbey Street. Crescent Road can be located just off Wellington Road on the right. This house is in the middle.





TOTAL: 267.8 m² (2,882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.